



ULSTER PROPERTY SALES

UPS

DOWNPATRICK BRANCH

Unit 7 49-51 Market Street,
Downpatrick, County Down, BT30 6LR

028 4461 4101

downpatrick@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



132 THORNYHILL ROAD

**Raffrey Killinchy BT30
9NH**

- 2 Bedrooms
- 2 Receptions
- Sunroom
- Master bedroom ensuite
- Semi Detached House
- Mature Gardens
- Downstairs w.c
- Detached Garage
- Lounge with stove

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Offers Around £285,000

132 Thornyhill Road

Raffrey, Killinchy, BT30 9NH



Porch

5'6" x 4'5" (1.68m x 1.35m)
Window to front, door to:

Living Room

13'1" x 13'2" (3.99m x 4.01m)
Feature fireplace with multi fuel stove on tiled hearth with floating mantle.
Tiled floor. Picture rail.

Kitchen

10'10" x 9'6" (3.30m x 2.90m)
High and low level units recess for fridge and gas range. Tiled floor. Step up to

Dining Room

10'7" x 9'6" (3.23m x 2.90m)
Solid wooden floor. Part panelled wall.

Rear Hall

7'10" x 4'2" (2.39m x 1.27m)
Door to:

Sun Room

Tiled floor. Door to garden.

Bathroom

7'10" x 8'7" (2.39m x 2.62m)
White low flush w.c, pedestal wash hand basin, shower cubicle with wall shower.
Part tiled walls. Tiled floor. Towel radiator.

First Floor

Dressing Area

8'0" x 13'0" (2.44m x 3.96m)
Solid wooden flooring. Storage cupboard, two double doors, door to:

Bedroom 2

13'3" x 10'1" (4.04m x 3.07m)
Built in robe. Solid wooden flooring.

Bedroom 1

22'3" x 9'9" (6.78m x 2.97m)
Built in robes.

En-suite

Free standing claw and foot bath, wash hand basin, low flush w.c, Part tiled walls. Towel radiator. Tiled floor. Part tiled walls.

Outside

Driveway leading to parking area and detached garage with potential for conversion to guest accommodation or home office subject to the relevant approvals . Mature gardens surround the property with private secluded lawns and mature shrubs with raised decked areas and rural views.

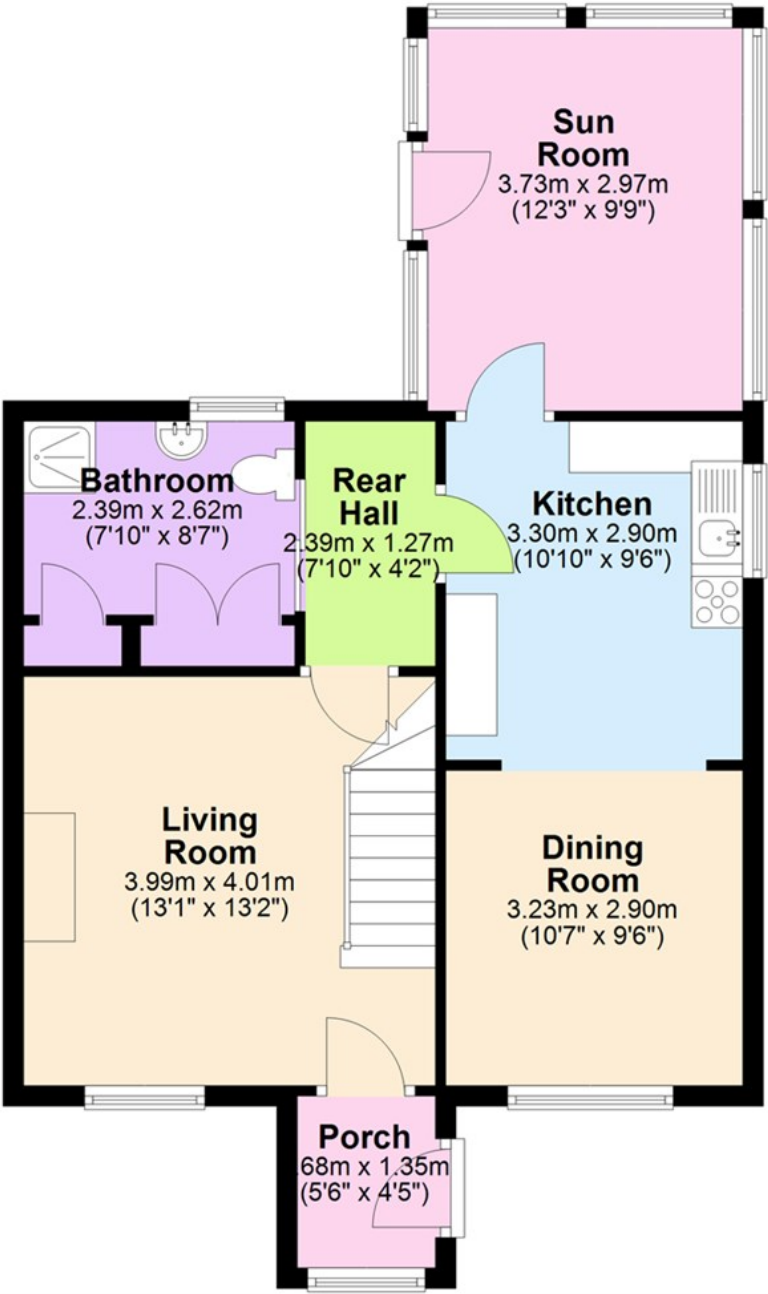


Directions

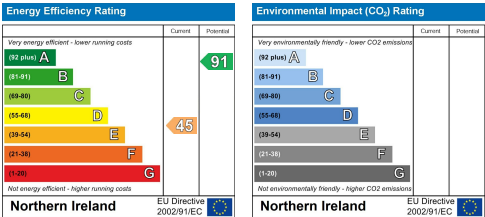


Floor Plan

Ground Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN 028 9060 5200	BANGOR 028 9127 1185	DONAGHADEE 028 9188 8000	GLENGORMLEY 028 9083 3295	RENTAL DIVISION 028 9070 1000
BALLYHACKAMORE 028 9047 1515	CARRICKFERGUS 028 9336 5986	DOWNPATRICK 028 4461 4101	MALONE 028 9066 1929	
BALLYNAHINCH 028 9756 1155	CAVEHILL 028 9072 9270	FORESTSIDE 028 9064 1264	NEWTOWNARDS 028 9181 1444	



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark